

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: May 22, 2014

Meeting No.: 185

Project: Mulberry at Park

Phase: Continued Schematic

Location: 200 W. Mulberry Street

PRESENTATION:

Ms. Nancy Liebrecht, Architect with Marks Thomas Architects, presented the revised schematic design for the project. Ms. Liebrecht identified the following changes to the design based upon the response to Panel comments from the April 24, 2014 meeting:

- Units facing the garage ramp have been eliminated,
- The primary Mulberry and Tyson Street facades have embraced a contextual approach, suggesting masonry loft buildings indigenous to the West Side neighborhood,
- The base of the building along Mulberry has a strong two story “storefront” expression, supported by masonry piers which are rooted in the ground and provide a regular cadence along the sidewalk, and
- A strong cornice projection at the top of the building along with a second floor horizontal regulating line has established a clear tri-parti expression of base, middle and top.

COMMENTS FROM THE PANEL:

The Panel was generally pleased with the proposed design changes advanced by the Design Team and appreciative of the thoughtfulness of the presentation; the extensive use of existing neighborhood context; and the rigorous exploration of alternative façade studies. The end result, as noted by the Panel, is a substantial building with a clarity in the organization of the façade and contextual references.

To further advance the design, the Panel offered the following comments for consideration:

BASE/STORE FRONT DESIGN AND DETAIL:

- Widen the masonry piers at the base and provide an architectural elevation of the Mulberry Street façade for future UDARP presentations
- Recess the storefront frame back from the masonry piers to create depth; perhaps eighteen inches;
- View the second floor residential windows along Mulberry as part of the two story storefront composition, suggesting that these windows should not align with the upper floor windows but be part of a unique and integrated expression of the storefront;
- Provide canopies only at the entrance bays.
- Given the limited sidewalk width for tree planting, incorporate above grade planters or pots to signify entry; and
- Incorporate an expressive lintel element above the storefront openings to visually support the masonry façade above, perhaps a steel “C” channel.

BUILDING FAÇADE AND MATERIAL:

- Employ a brick that has a range of color and texture as a departure from the over used monochromatic “townhouse red” brick;
- Eliminate the masonry arches above the French balconies;
- Extend the two story base regulating trim line along the entire length of Tyson and West Pleasant Street facades, and
- Recess the windows on the ground floor units along West Pleasant so they are less accessible to the public, perhaps three feet.

STREETSCAPE:

- Employ a landscape architect and engage the city in a discussion and resolution concerning the viability and desirability of street trees along Mulberry, given the narrow sidewalk width;
- Provide more detailed design intent drawings for sidewalk material and articulation; and
- Provide more detail with respect to lighting of the building, signage, and the entry canopies.

PANEL ACTION:

Recommend Approval with above Comments.

Attendees:

Alex Hutchinson – BDC

Lemmella Walston – Comptroller’s Office

Ken Green – Colbert Matz Rosenfelt

Nancy Liebrecht – Marks Thomas Architects

Mackenzie Paull, Maureen Fory – Downtown Partnership

Christina Gaymon, Tom Stosur – Department of Planning